



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2208961

Applicant Name: Dennis Su

Address of Proposal: 1600 S. Lane Street (Parking Lot at 1601 S. Weller St.)

SUMMARY OF PROPOSED ACTION

Master use permit for future construction of a 2nd-story, approximately 9,340 square foot Administrative Office addition to an existing commercial structure (Business Support Services). Project includes an Administrative Conditional Use for the expansion of an existing off-site parking lot for a total of 24 vehicle parking spaces.

The following approvals are required:

Administrative Conditional Use Permit - to expand an existing off-site accessory parking lot in an RC zone.

SEPA - Environmental Determination, Chapter 25.05, Seattle Municipal Code (SMC)

SEPA DETERMINATION

☐ Exempt ☐ DNS ☐ MDNS ☐ EIS

☒ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND DATA

Property & Area Characteristics

A Property Use and Development Agreement was recorded on March 7th, 1977, under recording number 7703070913. The P.U.D.A. has expired per Title 23, Section 23.04.010B.

The site of the existing commercial building is located on South Lane Street and 16th Avenue South. The subject off-site accessory parking lot is located approximately one block west of Rainier Avenue South, in South Seattle. The Business Support Services is on a 23,968 square foot parcel zoned Commercial Two with a forty foot height restriction (C2-40'). Thirty feet (30') of the east portion of the subject commercial site is zoned Lowrise One (L-1). The existing accessory parking lot is zoned Lowrise-Three-Residential Commercial (L-3/RC) and has (13) existing off-site parking spaces. Vehicular access to the accessory parking lot is from an existing 16-foot wide improved alley located between the two lots. Surrounding property to the south and west are zoned IC-65' and some C2-40' to the northwest, the zoning to the north and east is Lowrise with some Lowrise to the southeast. The surrounding properties are developed with multi-family, single family and commercial structures and uses. The streets in the area are improved with sidewalks with planting strips, curbs and gutters.

Proposal

The proposal consists of adding a 9,340 sq. ft., second story addition to an existing commercial structure for Administrative Offices accessory to the Business Support Service Use and to expand an existing off-site accessory parking lot to a total of 24 vehicle parking spaces through an Administrative Conditional Use. A recorded Off-site Parking Covenant has been submitted with the project.

Public Comment

No comment letter was received during the public comment period which ended on May 7th, 2003.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE

Section 23.46.006C of the Seattle Municipal Code allows parking accessory to nonresidential uses, in adjacent commercial zones, in Residential Commercial (RC) zones. The accessory parking outlined above may be permitted as an administrative conditional use subject to the requirements and conditioning considerations of the Section. The applicable criteria will be discussed below:

1. *The Director may authorize such parking if:*
 - a. *The proposed parking is necessary to meet parking requirements, or the proposed parking will be a shared parking facility;*

Calculations on the project plans show that 19 parking spaces are required for the existing uses in the (C-2), Commercial-Two, zoned portion of the site. There are two existing Van parking space provided on the Commercial portion of the construction site. The total number of parking spaces that can be accommodated on the (C-2), Commercial-Two, zoned portion of the site is 2, nowhere near the number of spaces that is needed. There are 13 existing off-site parking spaces. The additional spaces that are proposed on the L3/RC-zoned portion of the site bring the total number of parking spaces provided to 26. Clearly, this criterion is satisfied.

- b. The proposed parking is necessary to avoid increasing parking congestion in the adjacent commercial area;*

There is a substantial existing parking deficit on the existing construction site, which by definition represents a substantial demand for on-street parking nearby. The proposed parking is necessary to avoid increasing parking congestion on the street right of way, surrounding the commercial area. It appears that a parking covenant, which presently provides 13 parking spaces and proposes a total of 24 off-site parking spaces would remove parking congestion on South Lane Street and 16th Avenue South. Thus, the proposed addition of 11 parking spaces in the L3/RC zone would meet the above criterion.

- c. The proposed parking is necessary to avoid creation or worsening of excessive spillover parking in adjacent residential areas;*

The likelihood is that, unless the proposed parking spaces are established, the residential zone would be negatively affected, because people are far more likely to try to park on the residential portions of South Weller Street, South Lane Street and residential portions of 16th Avenue South.

- d. Other parking options such as shared parking have been considered and found to be unavailable in the adjacent commercial zone; and*

Since this is an expansion of an existing off-site accessory parking lot, other parking options were not practical.

- e. The proposed parking does not encourage substantial traffic to pass through adjacent residential areas.*

By far the most attractive location of access to the site is from a (16') sixteen foot alley that is accessed from 16th Avenue South which is adjacent to other commercial uses.

- 2. If the Director authorizes a surface parking area, the following standards shall be met:*

- a. A minimum of 15% of the surface parking area shall be landscaped. Specific landscaped areas required in this subsection shall count toward the 15%.*

The proposed landscaping for this existing off-site parking, zoned L3/RC, satisfies this criterion.

- b. *A landscaped setback of at least 10 feet shall be provided along the front property line. A landscaped setback of at least 5 feet in depth shall be provided along all other street property lines.*

The entire surface of the existing off-site accessory parking area is presently paved. There is an existing 35 foot wide landscaped area that fronts South Weller Street and runs along the east property line to the existing alley. This landscaped area acts as a buffer between the off-site parking area and the adjacent residentially zoned lot. There is also a 5 foot high chain length fence with cedar slats along the north side of the parking area for the purpose of screening. The new parking area, facing east along 16th Avenue South, has a ten (10) foot deep landscape setback

- c. *When abutting a property in a residential zone (including RC zones), 6-foot high screening and a 5-foot deep landscaped area inside the screening shall be provided.*

The north half of the property along the east property line has a 35 foot deep landscaped area with trees, shrubs and an existing rockery. The south half of the property along the east property line is 27 feet deep and is landscaped with trees, shrubs and natural growth.

- d. *When across the street from a residential zone (including RC zones), 3-foot high screening shall be provided between the parking area and the landscaped setback along all street property lines.*

Not applicable.

- e. *Whenever possible, access to parking shall be from the commercial area.*

Access to the off-site parking is from an existing (16') sixteen foot alley that serves both the commercial uses and the residential uses in the area. It is not possible to provide access entirely from the commercial area as the north half of the alley, to be used for access, is zoned L-3/RC and the south half of the alley is zoned C-2/40'. All the available commercial area is occupied by existing structures.

SMC 23.45.116 CONDITIONAL USE GENERAL PROVISIONS

- C. *A conditional use may be approved, conditioned or denied based on a determination of whether the proposed use meets the criteria for establishing a specific conditional use and whether the use will be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.*

Based upon the conditions of approval the proposed use would not appear to be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the

property is located. As conditioned, all the criteria for establishing the subject off-site parking for the commercial use appear to be met.

- D. In authorizing a conditional use, the Director or Council may mitigate adverse negative impacts by imposing requirements and conditions deemed necessary for the protection of other properties in the zone or vicinity in which the property is located.*

Mitigation to anticipated impacts such as parking traffic and noise shall be required as noted above and as conditioned below.

Section 23.46.006C of the Seattle Municipal Code allows parking accessory to nonresidential uses, in adjacent commercial zones, in Residential Commercial (RC) zones. The accessory parking outlined above may be permitted as an administrative conditional use subject to the requirements and conditioning considerations of the Section. The applicable criteria will be discussed below:

DECISION - ADMINISTRATIVE CONDITIONAL USE PERMIT

The application for an administrative conditional use permit is **CONDITIONALLY APPROVED.**

CONDITIONS - ADMINISTRATIVE CONDITIONAL USE PERMIT

Prior to Issuance of Any Temporary or Final Certificate of Occupancy and For the Life of the Project

1. The owner(s) and/or responsible party(s) shall install the screening for the parking and maintain the existing landscaping.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist and supplemental information found in the file which form the basis for this analysis and decision.

Construction activities could result in the following adverse impacts: soil erosion and runoff, mud and dirt on adjacent streets, emissions from construction machinery and vehicles, increased dust levels, increased noise levels, spot glare and lighting, blockage of sidewalks adjacent to the site, occasional disruption of adjacent vehicular traffic, and small increase in traffic and parking impacts due to construction workers' vehicles. Several construction-related impacts are mitigated by existing City codes and ordinances applicable to the project.

Long-term or use related impacts are also anticipated from the proposal: increased surface water runoff from greater site coverage by impervious surfaces; increased bulk and scale on the site; increased pedestrian and vehicular traffic; parking demand due to residents and visitors; increased airborne emissions resulting from additional traffic; increased ambient noise due to increased human activity; increased demand on public services and utilities; increased light and glare; and increased energy consumption. These long-term impacts are not considered significant because the impacts are minor in scope.

DECISION

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030.(2)(c).

[] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(c).

CONDITIONS

During Construction

The following conditions(s) to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. If more than one street abuts the site, conditions shall be posted at each street. The conditions will be affixed to placards prepared by DCLU. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other waterproofing material and shall remain posted on-site for the duration of the construction.

1. In addition to the Noise Ordinance requirements, to reduce the noise impact of construction on nearby properties, pursuant to Section 25.05.675.L, SMC, the hours of construction shall be limited to non-holiday weekdays between 7:30 a.m. and 6:00 p.m.

CONDITIONS - ADMINISTRATIVE CONDITIONAL USE PERMIT

Prior to Final Inspection or Prior to Issuance of a Final Certificate of Occupancy

The owner(s) and/or responsible party(s) shall:

1. Install screening and maintain landscaping per plan.

Permanent for the Life of the Project

2. Maintain all site improvements, including screening and landscaping, per plan.

Prior to Certificate of Occupancy

3. Work associated with conditions of approval (number 1) above shall be inspected by the assigned Land Use Planner (Joan Carson) or her supervisor. Contact the Land Use Planner at (206) 684-8269 to schedule an appointment at least 3 days prior to the desired inspection time.

Signature: (signature on file) Date: August 14, 2003

Joan S. Carson, Land Use Planner II
Department of Design, Construction and Land Use
Land Use Services